



18 Percy Street Greenfields Shrewsbury Shropshire

Monthly Rental Of £1,000.00

Available early November on a 6 month tenancy. An attractive 2 bedroom semi detached house located in this popular area and within easy walking distance of the town centre and railway station. The accommodation includes Entrance Porch, Entrance Hall, Living Room, Fabulous Extended Kitchen/Dining/Family Room, Useful Cellar/Utility Room and WC, 2 Bedrooms and Bathroom. Good Size Garden With Productive Vegetable Garden. DG & GCH. ZJ&B TENANT INFORMATION: Tenancies granted subject to contract following satisfactory credit, referencing and right to rent checks. 1 weeks holding fee applicable to successful applicants. Deposit: 5 weeks rent and first month's rent payable in advance. Rent EXCLUDES utilities and council tax. The tenancy is for 6 months only, and on a Assured Shorthold Tenancy unless otherwise agreed. Smoking is prohibited in the Property and Pets are not considered unless otherwise stated.



18 Percy Street, Greenfields, Shrewsbury, Shropshire, SY1 2QF



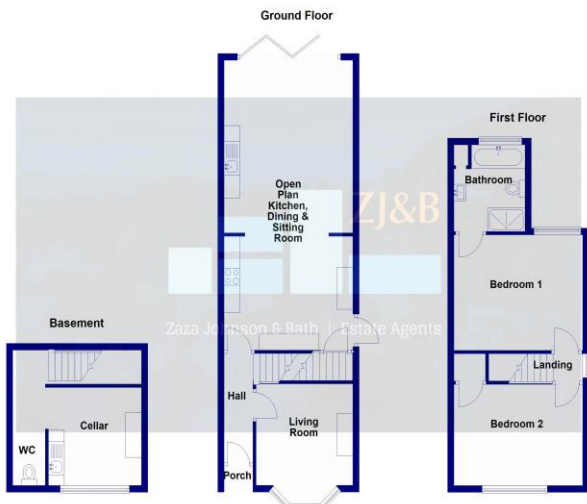
Accommodation comprises
 Entrance Porch
 Entrance Hall 10' 7" x 3' 0" (3.22m x 0.91m)
 Living Room 9' 11" x 10' 0" (3.02m x 3.05m)
 Open Plan Kitchen, Dining & Sitting Room 29' 1" x 13' 5" (8.86m x 4.09m)
 Cellar/Utility Room 9' 7" x 9' 8" (2.92m x 2.94m)
 W/C 13' 2" x 2' 7" (4.01m x 0.79m)
 First Floor Landing
 Bedroom 1 13' 7" x 11' 3" (4.14m x 3.43m)
 Bedroom 2 13' 5" x 9' 10" (4.09m x 2.99m)
 Bathroom 8' 5" x 7' 5" (2.56m x 2.26m)
 Rear Garden
 External - Front
 Services

Council Tax Band B

Monthly Rental Of £1,000.00 per calendar month

Deposit - £1,153.00
 5 weeks rent

Maximum Term of 6 months



18 Percy Street, Greenfields, Shrewsbury

Energy performance certificate (EPC)			
18 Percy Street 29th October SY1 2QF	Energy rating C	Valid until 30 June 2025	Certificate number 4886-3886-1288-1075-6883
Property type Semi-detached house	Total floor area 90 square metres		
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/landlords-requirements-to-improve-energy-efficiency-in-private-rented-properties			
Energy rating and score		The graph shows this property's current and potential energy rating.	
This property's energy rating is C. It has the potential to be B.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.	
See how to improve this property's energy efficiency		For properties in England and Wales: the average energy rating is D the average energy score is 60.	
Score	Energy rating	Current	Potential
92-100	A		A+
81-91	B		B+
69-80	C	C	C+
55-68	D		D+
49-54	E		E+
35-48	F		F+
1-34	G		G+

FLOOR PLANS FOR GUIDANCE ONLY